

1. NET SITE AREA = 26,340 sf. = 0.605 ac.
2. GROSS SITE AREA = 28,140 sf. = 0.646 ac.
3. OFF SITE PLANTING = 3,340 sf. = 0.077 ac.
(AREA OUT OF AND ADJACENT TO BL ZONE IN SAME OWNERSHIP)
4. TOTAL SITE AREA = 29,680 sf. = 0.681 ac.
5. CURRENT ZONING: BL - BUSINESS LOCAL
6. OWNER/DEVELOPER: MARYLAND MARINE MANUFACTURING CO., INC.
3501 RED ROSE FARM ROAD, MIDDLE RIVER, MARYLAND 21220
PHONE: 335-8722
7. FIFTEENTH ELECTION DISTRICT, FIFTH COUNCILMANIC DISTRICT
CENSUS TRACT 4518.02
8. PROPERTY REFERENCE: TAX MAP #91 BLOCK 15
ADDRESS PARCELS LIBER/FOLIO TAX ACCOUNT #
34068 RED ROSE FARM RD 296 (2ND) 4778/029 1513207901
3408 RED ROSE FARM RD 297 (3RD) 4779/029 1513207902
9. EXISTING USE: COMMERCIAL BUILDINGS
10. PROPOSED USE: RESTAURANT - WILD DUCK CAFE'
11. BOCA USE A-3 ASSEMBLY-RESTAURANT
BOCA TYPE OF CONSTRUCTION 5B (COMBUSTIBLE UNPROTECTED)
12. EXISTING FLOOR AREA RATIO = 1.692 sf. = 0.38 ac.
13. EXISTING FLOOR AREA RATIO = 1.692 = 6.01 %
28,140
14. PROPOSED FLOOR AREA = 3,055 sf. = 0.070 ac.
15. PROPOSED FLOOR AREA RATIO = 3.055 = 10.86 %
28,140
NOTE: ALL AREA PERCENTAGE CALCULATIONS BELOW ARE BASED ON TOTAL
SITE AREA = 29,680 sf. (BL ZONED AREA + OFF SITE LANDSCAPE AREAS)
16. EXISTING IMPERVIOUS SURFACES = 3,376 sf. = 0.078 ac 11.37 %
17. EXISTING IMPERVIOUS SURFACES = 3,055 sf. = 0.08 ac 10.29 %
18. EXISTING GAVEL = 0.006 = 0.006 ac
19. PROPOSED POROUS PAVING = 17,400 sf = 0.399 ac
20. TIMBER WALKS, RAMPS & STEPS = 2,719 sf = 0.624 ac
21. DISTURBED AREA = 31,020 sf = 0.712 ac
22. EXISTING FORESTED AREA = 3,704 sf. = .085 ac 12.48 %
23. PROPOSED FORESTED AREA = 1,640 sf = 0.214 ac 31.46 %
24. LINEAR WATER FRONTAGE = 128. ft.
25. ADT'S = 3,055 X 95.62 = 292.12 TOTAL ADT'S

26. NO SLOPE SHALL EXCEED 3:1
27. ALL SIGNS SHALL COMPLY WITH SECTIONS 413.2 & 413.5 BCZR AND ALL ZONING SIGN POLICIES.
28. FINAL LANDSCAPE PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT.
29. ALL STRUCTURES TO BE RAZED WILL BE INSPECTED FOR ASBESTOS.
30. THE LOCATION OF EXISTING SEWIC SYSTEMS IS UNKNOWN. EXISTING SEPTIC TANKS TO BE PUMPED, REMOVED AND FILLED BY A LICENSED PLUMBER OR UTILITY CONTRACTOR.
31. CHESAPEAKE BAY CRITICAL AREA FINDINGS PLAN APPROVED ON NOVEMBER 8, 1990.
32. A VARIATION OF STANDARDS FROM THE CHESAPEAKE BAY CRITICAL AREA REQUIREMENTS FOR 100' BUFFER AND STORM WATER MANAGEMENT WAS GRANTED ON NOVEMBER 15, 1990.
33. CRG WAIVER #W-90-291 OF CRG MEETING WAS GRANTED ON NOVEMBER 16, 1990.
34. A STORM WATER MANAGEMENT WAIVER FOR QUANTITY CONTROL WAS GRANTED ON DECEMBER 5, 1990. WATER QUALITY WILL BE PROVIDED BY A 10' WIDE VEGETATED BUFFERED FILTER STRIP.
35. CRG PLAN #W-90-415 APPROVED ON
36. FOREST ESTABLISHMENT AGREEMENT & PLAN, APPROVED ON 4/9/91.
37. BUILDING PERMIT NO. B0809594 FOR RESTAURANT ISSUED 11/23/91.

1. 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT, CENSUS TRACT 4518.02
2. SUBSEWERED 10, WATERSHED 19
3. SOIL TYPES: WOA - WOODSTOWN LOAM, Ma - MADE LAND, THESE SOILS POSE NO LIMITATIONS FOR THE DEVELOPMENT PLANNED AT THIS SITE
4. THIS ENTIRE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA LZA ZONE (LIMITED DEVELOPMENT AREA).
5. THIS ENTIRE SITE LIES WITHIN THE 100 YEAR TIDAL FLOOD PLAIN AREA FOR THIS PLANNED FIRST FLOOR BUILDING
6. ELEVATION SHALL BE ELEVATION 12.20 BCMD.
7. THERE ARE NO EXISTING WELLS OR IN WITHIN 100' OF THIS SITE.
8. SITE HAS EXISTING PUBLIC WATER AND PRIVATE SEPTIC, PUBLIC SEWER IS PROPOSED IN 1991. INTERIM PRIVATE SEPTIC PROPOSED
9. THERE ARE NO SLOPES IN THIS SITE
10. THERE ARE NO KNOWN TIDAL OR NON-TIDAL WETLANDS, HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS
11. UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL SITES ON PROPERTY
12. THERE WILL BE NO CLEARING OF FOREST OR DEVELOPED WOODLANDS.
13. THERE SHALL BE NO CLEARING, GRADING, OR CONSTRUCTION IN WETLAND OR STREAM BUFFER AREAS, EXCEPT AS ALLOWED BY CHESAPEAKE BAY CRITICAL AREAS AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

DEED DESCRIPTION AS PER DEED 4776/029 RECORDED IN BALTIMORE
COUNTY LAND RECORDS ON MAY 25, 1967.
DESCRIPTION FOR SOWING SPECIAL HEARING 74-285-XA
EXISTING PROPERTY LINES OF WILKINSON AND HEAN HIGH WATER
LINE BOUND; MARYLAND MARINE MANUFACTURING CO., INC.
THE REPARIAN OWNERS RETAIN FE SIMPLE TITLE TO PROPERTY GAINED
THROUGH ACCRETION AND/OR ALUVION BY RIPARIAN RIGHTS UNDER
STATE OF MARYLAND COMMON LAW.

RESTAURANT 3,055 sf X 20.0 SPACES/1000 sf = 61 SPACES

TOTAL REQUIRED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

TOTAL PROPOSED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

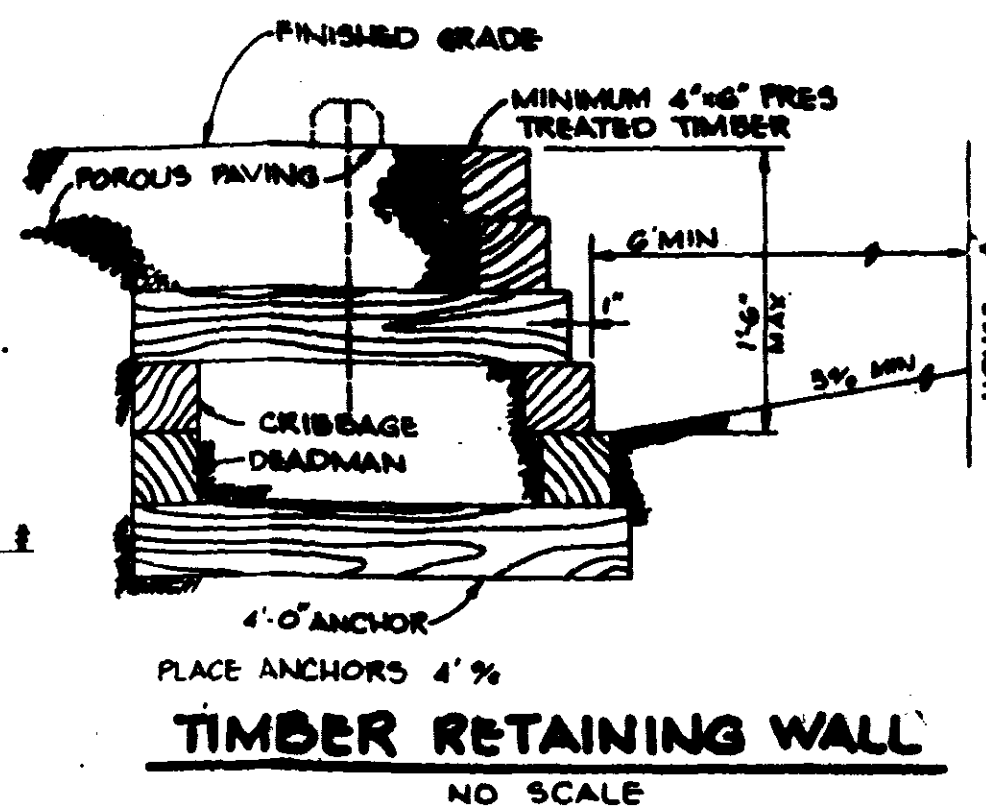
SPACES PROVIDED IN EXCESS OF REQUIRED = 0 SPACES

STANDARD PARKING SPACE SIZE = 8.5' WIDE X 18' LONG = 3 SPACES

REQUIREMENT HANDICAPPED SPACES = 3 SPACES

PARKING HANDICAPPED SPACES = 3 SPACES

HANDICAPPED PARKING SPACE WIDE = 12' WIDE X 18' LONG



CASE NO. REASON

1142-S STORAGE OF WATERCRAFT
GRANTED: JANUARY 30, 1949

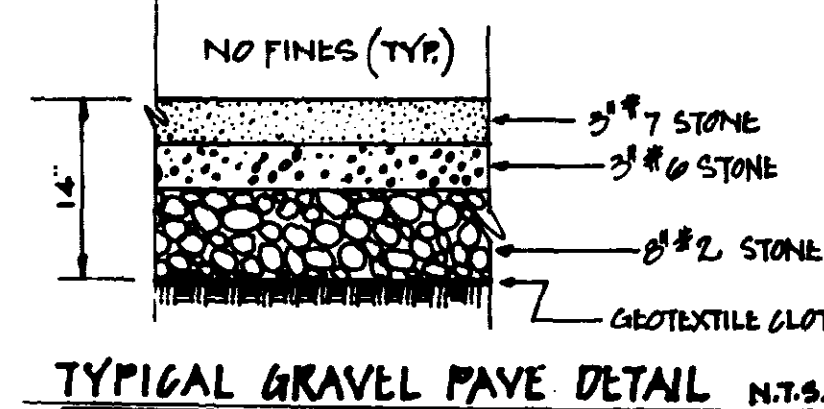
2657-BA FOR USE AS BOATYARD AND/OR
MARINE RAILWAY FOR SALE, REPAIR
AND STORAGE OF WATERCRAFT NOT
EXCEEDING 60 FEET IN LENGTH.
GRANTED: SEPTEMBER 28, 1953

74-285-XA ZONING SPECIAL EXCEPTION AND
VARIANCE FOR BOATYARD AND
PIER LENGTH IN EXCESS OF 300 FEET.
GRANTED: JUNE 21, 1974

87-382-SFR ZONING SPECIAL HEARING TO AMEND
SITE PLAN OF SPECIAL EXCEPTION
\$74-285-XA TO ALLOW PARKING IN
A DR 5.5 SOME ACCESSORY TO BL ZONING.
GRANTED: APRIL 20, 1987
GRANTED BY BOARD OF APPEALS: OCTOBER 7, 1987
GRANTED BY CIRCUIT COURT CASE #87-0001 ON 5-10-88
BY JUDGE JOHN GRASON TURNBULL II

ZONING FOR ADJACENT PROPERTY IN SAME OWNERSHIP

BENCHMARK
R.R. SPIKE IN MACADAM AT END OF
RED ROSE FARM ROAD.

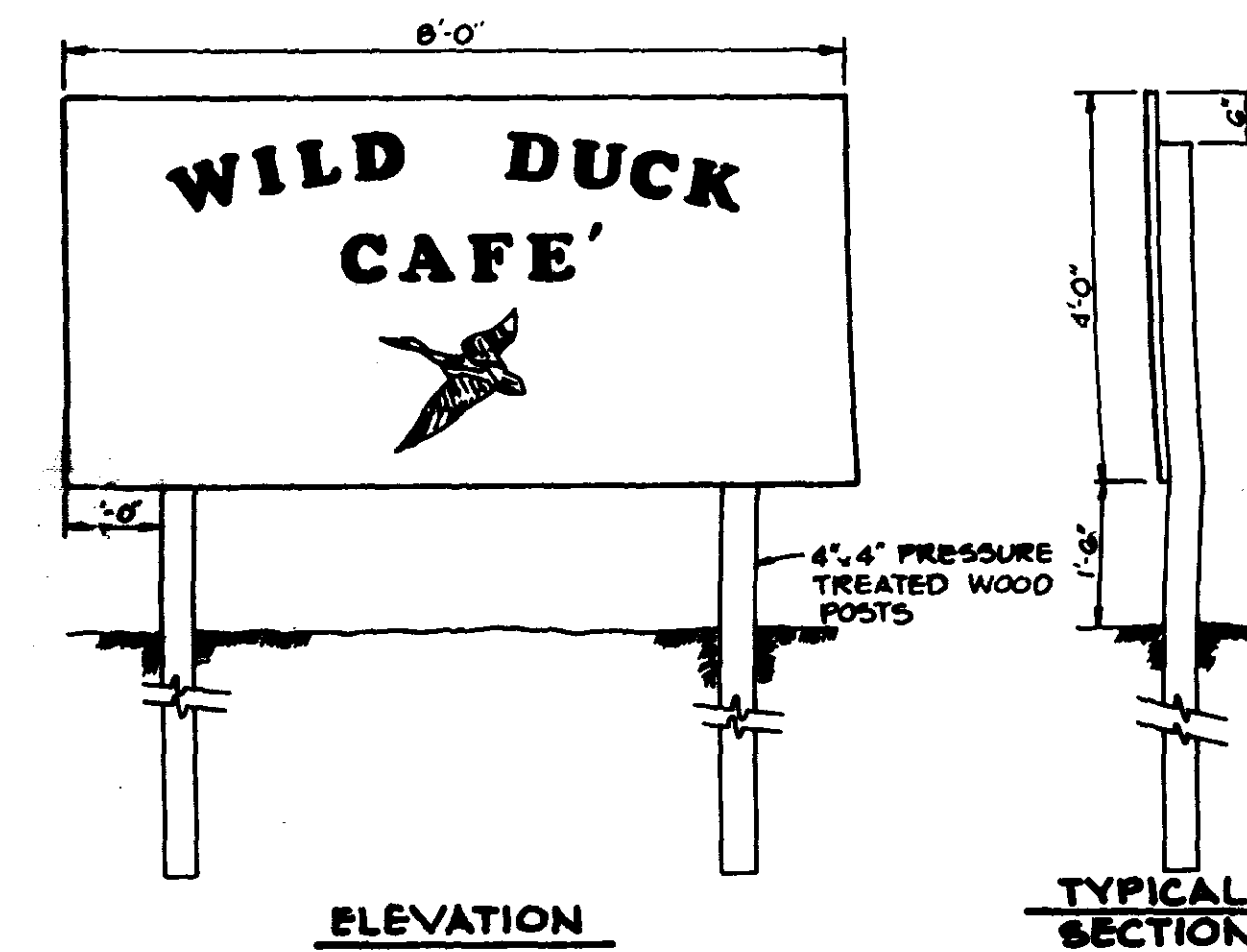


VICINITY MAP

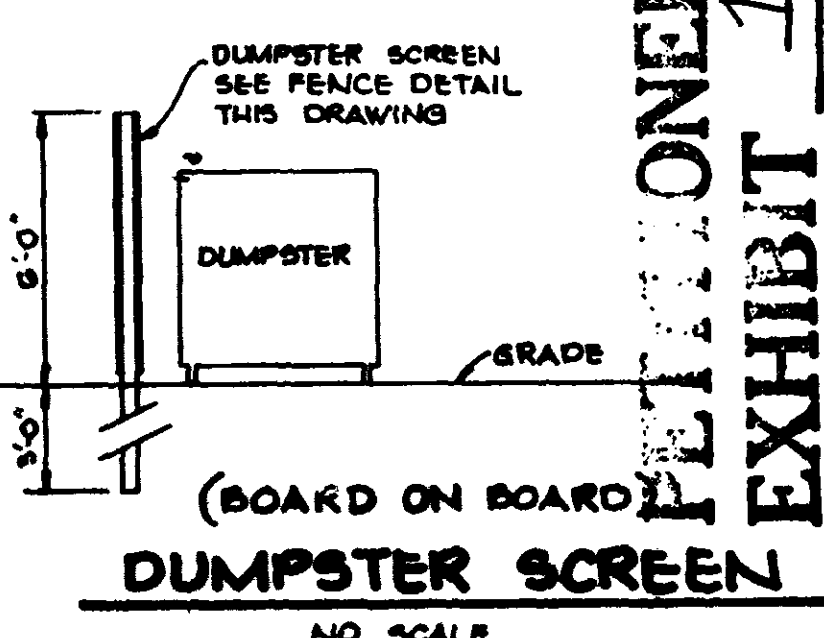
SCALE 1" = 2,000'

100 YEAR FLOODPLAIN
ELEV. 10.2

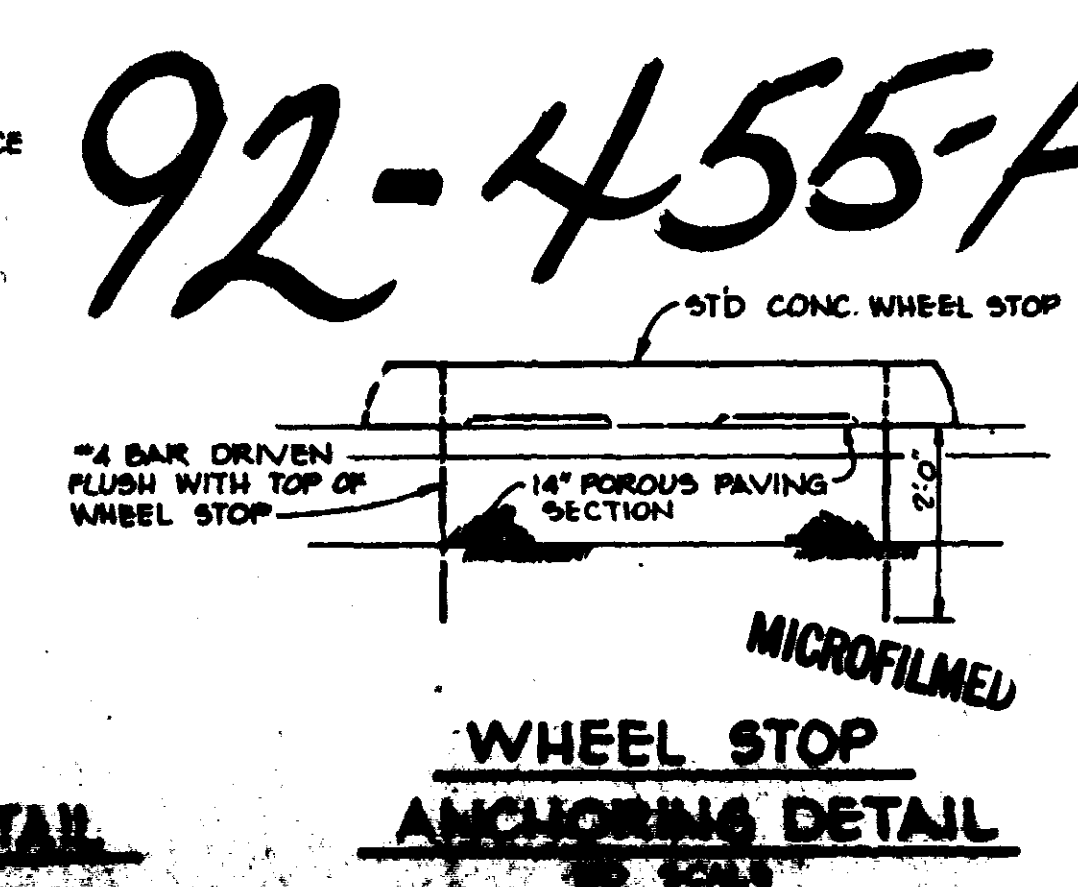
MD MARINE MANUFACTURING CO. INC.
P.O. 3535-202



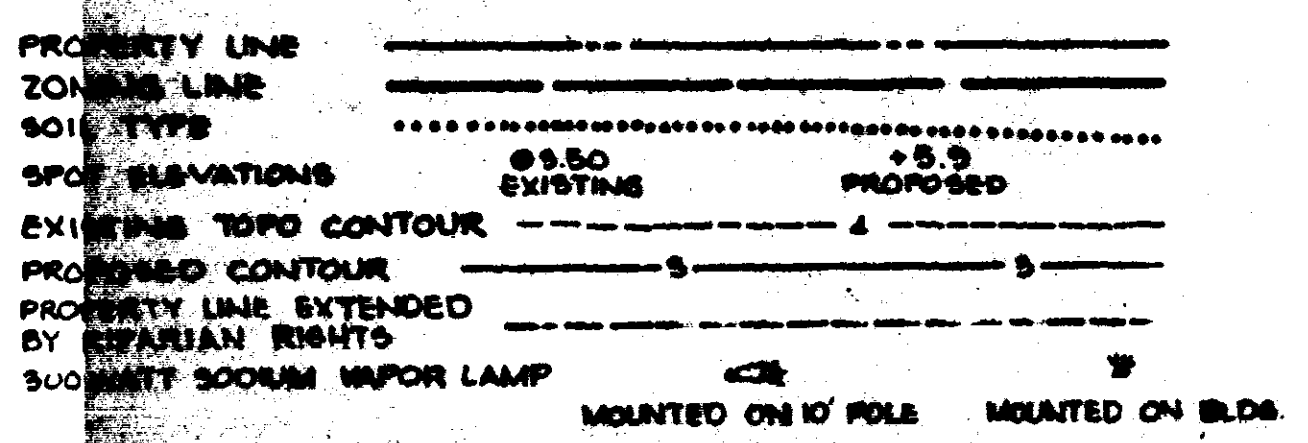
SCALE: 1"=2'



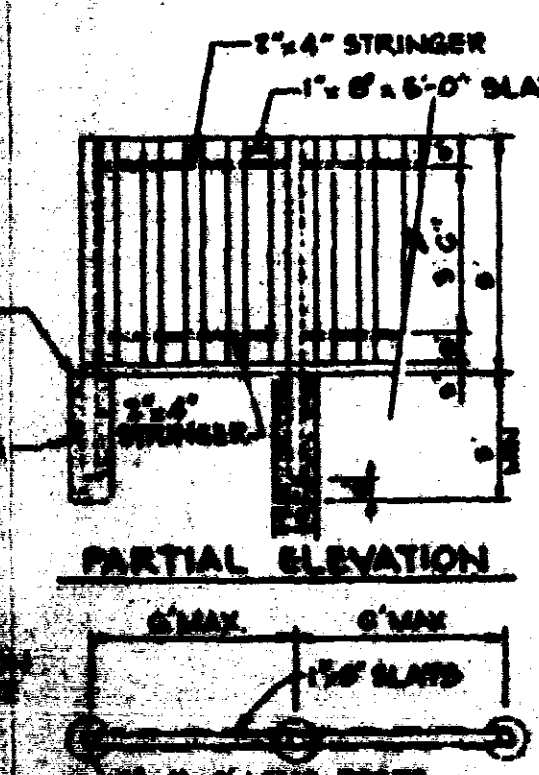
Section 2



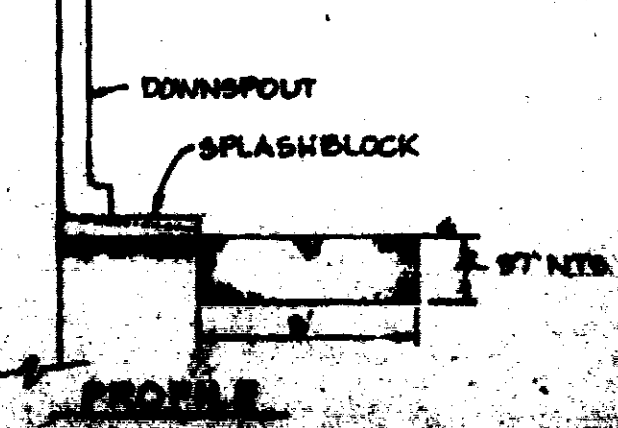
ANCHORAGE DETAIL



NOTE
ALL WOOD USED FOR
FENCE CONSTRUCTION
SHALL BE PRESERVATION
TREATED LUMBER




1.



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

FOR A COMPLETE TREATMENT DETAIL



STEVEN K. BROYLE
MD. PE. No. 14429

ROYLES, HAYES & ASSOC.
ENGINEERS-DESIGNERS - SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO. MD. 21221
(301)-574-2227

WILD DUCK CAFE'
5TH CONINGLIAMIC DISTRICT
15TH ELECTION DISTRICT
3501 RED ROSE PARK ROAD
BALTO. COUNTY, MARYLAND

REVISIONS

1
2
3
4
5
6
7

SHEET

(C-1)

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen C. Swimm	- Item 477
Albert F. Nocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Luke's Health Ministries	- Item 484
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Knorr	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Petitions.txt

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Gene L. Neff, Director
Department of Public Works

FROM: Mr. Robert W. Sheesley, Director
Department of Environmental Protection and Resource Management

SUBJECT: Wild Duck Cafe
Chesapeake Bay Critical Area Findings

DATE: November 8, 1990

SITE LOCATION

The subject property is located at 3406 and 3408 Red Rose Farm Road. The site is within the Chesapeake Bay Critical Area, and is classified as a Limited Development Area (LDA).

APPLICANTS: Maryland Marine Manufacturing Co., Inc.
3501 Red Rose Farm Road

APPLICANT PROPOSAL

The applicant proposes to develop a 3,055 square foot restaurant-cafe and parking lot on 0.640 acres of land. The property is zoned BL.

The applicant has requested a Chesapeake Bay Critical Area Variation of Standards from Baltimore County Code, Sections 22-213 and 22-217 (h), regarding the 100 foot shoreline buffer and the requirement for stormwater infiltration.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" COMAR 14.15.10.01.D.

MICROFILMED

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature

06/15/92

Date 1/11/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
Albert F. And Ann B. Nocar	478	N/C	6-1-92	
DEPRM TE				
Maryland Marine Manufacturing Co., Inc.	479	N/C		
DEPRM TE				
Stonegate at Patasco (Aerial Property)				

30476 ZON DED TE (Waiting for developer to submit plans first)

COUNT 3

Keith M. And Patricia M. Lambert	496	N/C	6-2-92
DED DEPRM RP STP TE			

COUNT 1

Samuel Frank And David Granat	494	N/C	6-8-92
DED DEPRM RP STP TE			

Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning

William J. And Elizabeth G. Wachter	497	N/C	
DED DEPRM RP STP TE			

Aneita R. And James S. Henry	498	N/C	
DED DEPRM RP STP TE			

Douglas R. Small	499	N/C	
DED DEPRM RP STP TE			

Lyle L. Boltinghouse	500	N/C	
DED DEPRM RP STP TE			

Glenn A. And Patricia A. Sudano	501	N/C	
DED DEPRM RP STP TE			

MICROFILMED

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 27, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARYLAND MARINE MANUFACTURING CO., INC.

Location: #3408 RED ROSE FARM ROAD

Item No.: #479 (JLL) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

SURFACE SHALL BE CAPABLE OF SUPPORTING A 50,000 LB. VEHICLE ON 2 AXLES.

REVIEWER: Capt. Jerry J. Phipps Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Gene L. Neff, Director
Department of Public Works

FROM: Mr. Robert W. Sheesley, Director
Department of Environmental Protection and Resource Management

SUBJECT: Wild Duck Cafe
Chesapeake Bay Critical Area Findings

DATE: November 8, 1990

SITE LOCATION

The subject property is located at 3406 and 3408 Red Rose Farm Road. The site is within the Chesapeake Bay Critical Area, and is classified as a Limited Development Area (LDA).

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3501 Red Rose Farm Road

APPLICANT PROPOSAL

The applicant proposes to develop a 3,055 square foot restaurant-cafe and parking lot on 0.640 acres of land. The property is zoned BL.

The applicant has requested a Chesapeake Bay Critical Area Variation of Standards from Baltimore County Code, Sections 22-213 and 22-217 (h), regarding the 100 foot shoreline buffer and the requirement for stormwater infiltration.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" COMAR 14.15.10.01.D.

MICROFILMED

Mr. Gene L. Neff
November 8, 1990
Page 2

REGULATIONS AND FINDINGS

1a. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.

1b. Regulation: "A minimum 100 foot vegetated buffer shall remain undisturbed landward from the mean high water line of tidal waters, including tidal wetlands and tributary streams" <Baltimore County Code Sec. 38-22(1)>.

1c. Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 22-213(d)>.

Finding: The proposed cafe is a 3,055 square foot elevated structure which penetrates the 100 foot buffer by 47 feet. This project proposes to redevelop two existing residential dwellings located on 0.640 acres of BL zoned property. The proposed cafe is not a water dependent facility, however, there will be a floating pier for transient use, which is accessory to the restaurant. The maximum encroachment in the buffer occurs at the northwest corner of the site where a required handicapped accessible ramp encroaches within 42 feet of the mean high water. This ramp is a pervious timber design, open, elevated, and will have landscaping underneath. The penetration into the buffer with this structure will not exceed the distance that the existing buildings are already encroaching. The remaining distance to mean high water shall be designated as the buffer and shall be vegetated in accordance with a Forest Establishment Plan.

2a. Regulation: "All development plans shall incorporate a wildlife corridor system that connects the largest most undeveloped, or most vegetated tracts of land within and adjacent to the site, thereby providing a continuity of existing on-site and off-site plant and wildlife habitats" <Baltimore County Code Sec. 22-217(b)>.

2b. Regulation: "If no forest or developed woodland exists on the development site, the applicant must afford 15% of the site to the site, thereby providing a continuity of existing on-site and off-site plant and wildlife habitats" <Baltimore County Code Sec. 22-217(c)(4)>.

Mr. Gene Neff
November 8, 1990
Page 4

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: The applicant is requesting a Variation of Standards from the above regulation because the existing groundwater table is too high to meet the criteria for stormwater infiltration. The applicant is instead proposing to use the stone parking lot as a partial infiltration facility and as a level spreading device which will then pass the stormwater through the forested buffer filter strip. This filtering system, as stated in "A Framework for Evaluation Compliance with the 105 Rule in the Chesapeake Bay Critical Area" will remove 75% of the pollutants generated by the development. This exceeds the 70% that the required infiltration system would remove.

The parking lot shall be a pervious stone surface with 14 inches of stone layered on geotech cloth. The parking lot, in combination with the forested filter strip, shall treat the first one-half inch of runoff. The stormwater generated from the proposed building shall be directed through rooftop downspouts to stone catchment areas. From the catchment areas, the runoff shall then be directed through the forested filter strip.

6. Regulation: "Before the issuance of any use and occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the findings and findings plan as determined by the approving authority. The use and occupancy permits shall not be issued unless and until the designee, certifies to the Director of Permits and Licenses that such development is in compliance with said findings and findings plan" <Baltimore County Code, Section 22-219>.

Finding: This development shall be in compliance with the Findings Plan and these Findings, and also have an approved and signed Forest Establishment Plan and Agreement, prior to the issuance of a Use and Occupancy Permit.

ORDER RECEIVED FOR FILING
Date 11/15/90
By [Signature]

MICROFILMED

Development Review Committee Response Form
Authorized signature

Date 4/1/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
Stephen G. And Lynn M. Swimm	477	No Comment	6-1-92	
DED DEPRM RP STP TE				

Albert F. And Ann B. Nocar	478	No Comment		
DED DEPRM RP STP TE				

Maryland Marine Manufacturing Co., Inc.	479	No Comment		
DED DEPRM RP STP TE				

Robert C. And Sylvia W. Eppig	480	No Comment		
DED DEPRM RP STP TE				

James Ronald And Beth B. Porter	481	No Comment		
DED DEPRM RP STP TE				

Nelson H. And Lee M. Hendler	485	No Comment		
DED DEPRM RP STP TE				

Leon G. McKemy	486	No Comment		
DED DEPRM RP STP TE				

Williams Management Services, Inc.	487	No Comment		
DED DEPRM RP STP TE				

John M. And Karen R. Jacob	488	No Comment		
DED DEPRM RP STP TE				

Matthew F. Reckenberger, Jr.	490	No Comment		
DED DEPRM RP STP TE				

Herbert H. And Betty Rosen	491	No Comment		
DED DEPRM RP STP TE				

Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.	492	No Comment		
DED DEPRM RP STP TE				

	493	No Comment		
DED DEPRM RP STP TE				

	494	No Comment		
DED DEPRM RP STP TE				

	495	No Comment		
DED DEPRM RP STP TE				

	496	No Comment		
DED DEPRM RP STP TE				

	497	No Comment		
DED DEPRM RP STP TE				

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	499	No Comment		
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	521	No Comment		
DED DEPRM RP STP TE				

	522	No Comment		
DED DEPRM RP STP TE				

May 21, 1992

Steve Broyles
Broyles, Hayes & Associates
1922 Middleborough Road
Baltimore, MD 21221

RE: Conditional Approval of
Building Permit Amendment
Wild Duck Cafe
Zoning Item #479
B-085394; C-444-91
15th Election District

Dear Mr. Broyles:

This letter is to inform you of conditional zoning approval of the unstriped washed gravel parking area in lieu of the required durable dustless permanently striped surface required by Section 409 (B.C.Z.R.). Please be aware that should the requested public hearing filed under Item #479 be denied, it will be the responsibility of the property owner to bring the property into conformance with the B.C.Z.R. (Baltimore County Zoning Regulations) at their own expense.

The Office of Permits and Licenses has informed me that your request that this office amend the permit as already approved under the above referenced control number is not possible. A new building permit and all attendant fees would be required by Permits and Licenses to amend the plan through their computer system. However, the Office of Zoning Administration and Development Control will consider the plan as being amended for zoning conditional approval purposes and will insert this amended letter into the zoning case file for permanent record. This will be sufficient for future zoning approvals of the parking surface should they be necessary (subject, of course, to the final outcome of the zoning variance request).

MICROFILMED

Steve Broyles
May 21, 1992
Page 2

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,

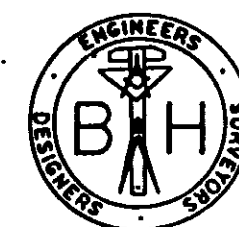
WCR
W. Carl Richards, Jr.
Zoning Coordinator

By: John L. Lewis
Planner II

JLL:scj

MICROFILMED

Phone: (301)-574-2227



BROYLES, HAYES AND ASSOCIATES

Engineers • Designers • Surveyors
1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

April 8, 1992

Mr. Arnold Jablon
Director
Office of Zoning Administration and Development Management
Office of Planning & Zoning
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Variance
Wild Duck Cafe
3408 Red Rose Farm Road
3055 sf Restaurant

STATEMENT OF JUSTIFICATION

We are requesting a zoning variance from Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required dustless durable surface. There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area (CBCA) Regulations. The existing site has 10.29% impervious surface and is in a Chesapeake Bay Critical Area limited Development Zone. Baltimore County Council Bill 74-91 limits the amount of impervious surface on a commercially zoned lot to 15%. Further more the Bill does not allow for a Variation of Standard for Chesapeake Bay Critical Area Regulations for this criterion.

Strict enforcement of this regulation would require additional 14,105 sf. of paving raising the impervious surfaces to 64% which would not be allowed by CBCA Regulations. This site has several peculiar characteristics it is in the critical area, it is a small site and most of the site is required to provide the required number of parking spaces. This would be a hardship to the owner not allowing him current use and enjoyment of his property due to inherent conflicts in regulations.

Section 409.8.A.6 to not require striping of parking spaces. There is a practical difficulty in striping a gravel parking lot. This section requires that striping shall be maintained so as to remain visible. Strict enforcement of this regulation would be impossible with a gravel parking lot and would be a hardship to the operation of restaurant.

April 8, 1992
Mr. Arnold Jablon
Wild Duck Cafe
Page 2

Granting this special exception and variances would be within the spirit and intent of the Baltimore County Zoning Regulations.

Thank you for your consideration in this matter. If you have any questions, please feel free to me.

Very truly yours,

Steven K. Broyles, P.E., P.L.S.

SKB:amb
md marina2\wd-zon1.var

TRANSMITTAL

DATE 06-02-92 JOB NO. _____

ATT: PHIL EDWARDS

RE: BOWLEY'S QUARTERS IMP. ASSOC.
WILD DUCK CAFE

BROYLES, HAYES & ASSOCIATES
ENGINEERS • DESIGNERS • SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO., MD. 21221
(410)-574-2227

TO: MR. PHIL EDWARDS
1016 SUSQUEHANNA AVE.
BALTIMORE, MD 21220

GENTLEMAN:

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER:

☐ SHOP DRAWINGS ☐ SAMPLES ☐ AS NOTED BELOW:
☐ PLANS ☐ SPECIFICATIONS

COPIES	DATE	NUMBER	DESCRIPTION
1			PETITION FOR ZONING VARIANCE
1	5/18/92		LETTER TO D.N.R.
1	4/08/92		LETTER TO JABLON
1	4/08/92		ZONING DESCRIPTION
1	4/08/92		SITE PLAN
1	4/13/92		LETTER TO REHBEIN

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> RESUBMIT _____ COPIES FOR APPROVAL
<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> SUBMIT _____ COPIES FOR DISTRIBUTION
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> RETURNED FOR CORRECTIONS	<input type="checkbox"/> RETURN _____ CORRECTED PRINTS
<input type="checkbox"/> FOR REVIEW AND COMMENT		

REMARKS: Dear Phil:
Please let me know what your Association's positions is on this variance.

MICROFILMED

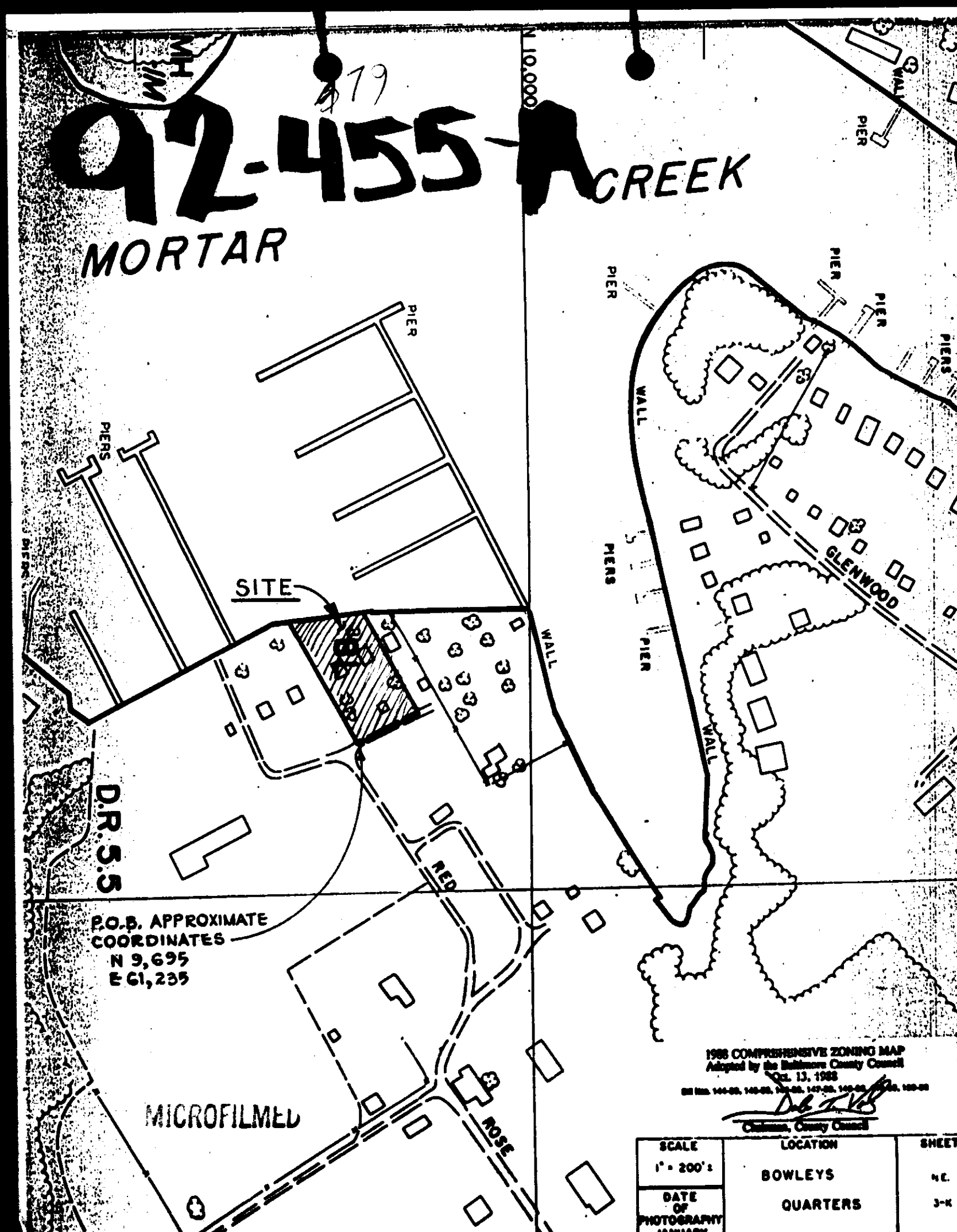
SIGNED Angela M. Bugajski

PLEASE PRINT CLEARLY

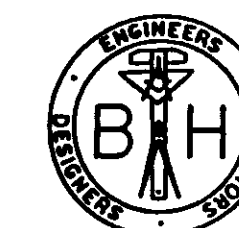
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Steve Broyles	2227 MONROE RD 21221
Wayne Miskiewicz	3418 Red Rose Farm 21220
David Miskiewicz	525 CRISFIELD RD 21220

MICROFILMED



Phone: (301)-574-2227



BROYLES, HAYES AND ASSOCIATES

Engineers • Designers • Surveyors
1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

April 13, 1992

Mr. Milton A. Rehbein
President
Bowleys Quarters Improvement Association
1224 Bowleys Quarters Road
Middle River, Maryland 21220

RE: Wild Duck Cafe
Maryland Marina
3408 Red Rose Farm Road
Zoning Variance

Dear Mr. Rehbein:

Following up our conversation I am enclosing a site plan of Wild Duck Cafe and a description of our zoning variance request. As you are aware the Miskiewicz family that owns and operates Maryland Marina is currently constructing a restaurant. We are requesting a zoning variance from Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required paved dustless durable surface and from Section 409.8.A.6 to not require striping of parking spaces.

There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area Regulations. The building permit for the restaurant was issued in November of 1991. This variance will not affect the restaurant structure or operation, only if the parking lot is paved or gravel.

The Miskiewicz family, in an effort to stay in touch with the community and be a good neighbor has requested that I send you this information. We hope your association will support or take a neutral position on this issue. If your association would like a formal presentation of this matter at board meeting or general meeting we would do so at your convenience. If you or any one in your association has any questions or would like us to make a presentation, please contact me at 574-2227 days, 391-1714 evenings or Wayne Miskiewicz at 335-8722.

Thank you for your consideration in this matter.

Very Truly Yours

Steve Broyles

SKB:amb

1. NET SITE AREA = 26,340 sf. = 0.605 ac.
2. GROSS SITE AREA = 28,140 sf. = 0.646 ac.
3. OFF SITE PLANTING = 3,340 sf. = 0.077 ac.
(AREA OUT OF AND ADJACENT TO BL ZONE IN SAME OWNERSHIP)
4. TOTAL SITE AREA = 29,680 sf. = 0.681 ac.
5. CURRENT ZONING: BL - BUSINESS LOCAL
6. OWNER/DEVELOPER: MARYLAND MARINE MANUFACTURING CO., INC.
3501 RED ROSE FARM ROAD, MIDDLE RIVER, MARYLAND 21220
PHONE: 335-8722
7. FIFTEENTH ELECTION DISTRICT, FIFTH COUNCILMANIC DISTRICT
CENSUS TRACT 4518.02
8. PROPERTY REFERENCE: TAX MAP #91 BLOCK 15
ADDRESS PARCELS LIBER/FOLIO TAX ACCOUNT #
34068 RED ROSE FARM RD 296 (2ND) 4778/029 1513207901
3408 RED ROSE FARM RD 297 (3RD) 4779/029 1513207902
9. EXISTING USE: COMMERCIAL BUILDINGS
10. PROPOSED USE: RESTAURANT - WILD DUCK CAFE'
11. BOCA USE A-3 ASSEMBLY-RESTAURANT
BOCA TYPE OF CONSTRUCTION 5B (COMBUSTIBLE UNPROTECTED)
12. EXISTING FLOOR AREA RATIO = 1.692 sf. = 0.38 ac.
13. EXISTING FLOOR AREA RATIO = 1.692 = 6.01 %
28,140
14. PROPOSED FLOOR AREA = 3,055 sf. = 0.070 ac.
15. PROPOSED FLOOR AREA RATIO = 3.055 = 10.86 %
28,140

NOTE: ALL AREA PERCENTAGE CALCULATIONS BELOW ARE BASED ON TOTAL
SITE AREA = 29,680 sf. (BL ZONED AREA + OFF SITE LANDSCAPE AREAS)

16. EXISTING IMPERVIOUS SURFACES = 3,376 sf. = 0.078 ac 11.37 %
17. EXISTING IMPERVIOUS SURFACES = 3,055 sf. = 0.08 ac 10.29 %
18. EXISTING GAVEL = 0.006 ac
19. PROPOSED POROUS PAVING = 17,400 sf = 0.399 ac
20. TIMBER WALKS, RAMPS & STEPS = 2,719 sf = 0.624 ac
21. DISTURBED AREA = 31,020 sf = 0.712 ac
22. EXISTING FORESTED AREA = 3,704 sf. = .085 ac 12.48 %
23. PROPOSED FORESTED AREA = 1,640 sf = 0.214 ac 31.46 %
24. LINEAR WATER FRONTAGE = 128. ft.
25. ADT'S = 3,055 X 95.62 = 292.12 TOTAL ADT'S

26. NO SLOPE SHALL EXCEED 3:1
27. ALL SIGNS SHALL COMPLY WITH SECTIONS 413.2 & 413.5 BCZR AND ALL ZONING SIGN POLICIES.
28. FINAL LANDSCAPE PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT.
29. ALL STRUCTURES TO BE RAZED WILL BE INSPECTED FOR ASBESTOS.
30. THE LOCATION OF EXISTING SEWIC SYSTEMS IS UNKNOWN. EXISTING SEPTIC TANKS TO BE PUMPED, REMOVED AND FILLED BY A LICENSED PLUMBER OR UTILITY CONTRACTOR.
31. CHESAPEAKE BAY CRITICAL AREA FINDINGS PLAN APPROVED ON NOVEMBER 8, 1990.
32. A VARIATION OF STANDARDS FROM THE CHESAPEAKE BAY CRITICAL AREA REQUIREMENTS FOR 100' BUFFER AND STORM WATER MANAGEMENT WAS GRANTED ON NOVEMBER 15, 1990.
33. CRG WAIVER #W-90-291 OF CRG MEETING WAS GRANTED ON NOVEMBER 16, 1990.
34. A STORM WATER MANAGEMENT WAIVER FOR QUANTITY CONTROL WAS GRANTED ON DECEMBER 5, 1990. WATER QUALITY WILL BE PROVIDED BY A 10' WIDE VEGETATED BUFFERED FILTER STRIP.
35. CRG PLAN #W-90-415 APPROVED ON
36. FOREST ESTABLISHMENT AGREEMENT & PLAN, APPROVED ON 4/9/91.
37. BUILDING PERMIT NO. B0809594 FOR RESTAURANT ISSUED 11/23/91.

1. 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT, CENSUS TRACT 4518.02
2. SUBSEWERED 10, WATERSHED 19
3. SOIL TYPES: WOA - WOODSTOWN LOAM, Ma - MADE LAND, THESE SOILS POSE NO LIMITATIONS FOR THE DEVELOPMENT PLANNED AT THIS SITE
4. THIS ENTIRE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA LAA ZONE (LIMITED DEVELOPMENT AREA).
5. THIS ENTIRE SITE LIES WITHIN THE 100 YEAR TIDAL FLOOD PLAIN AREA WITHIN THIS PLANNED FIRST FLOOR BUILDING
6. ELEVATION SHALL BE ELEVATION 12.20 BCMD.
7. THERE ARE NO EXISTING WELLS OR WITHIN 100' OF THIS SITE.
8. SITE HAS EXISTING PUBLIC WATER AND PRIVATE SEPTIC, PUBLIC SEWER IS PROPOSED IN 1991. INTERIM PRIVATE SEPTIC PROPOSED
9. THERE ARE NO SLOPES IN THIS SITE
10. THERE ARE NO KNOWN TIDAL OR NON-TIDAL WETLANDS, HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS
11. UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL SITES ON PROPERTY
12. THERE WILL BE NO CLEARING OF FOREST OR DEVELOPED WOODLANDS.
13. THERE SHALL BE NO CLEARING, GRADING, OR CONSTRUCTION IN WETLAND OR STREAM BUFFER AREAS, EXCEPT AS ALLOWED BY CHESAPEAKE BAY CRITICAL AREAS AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

DEED DESCRIPTION AS PER DEED 4776/029 RECORDED IN BALTIMORE
COUNTY LAND RECORDS ON MAY 25, 1967.
DESCRIPTION FOR SOWING SPECIAL HEARING 74-285-XA
EXISTING PROPERTY LINES OF WILKESHAKE AND HEAN HIGH WATER
LINE BOUND; MARYLAND MARINE MANUFACTURING CO., INC.
THE REPARIAN OWNERS RETAIN FE SIMPLE TITLE TO PROPERTY GAINED
THROUGH ACCRETION AND/OR ALUVION BY RIPARIAN RIGHTS UNDER
STATE OF MARYLAND COMMON LAW.

RESTAURANT 3,055 sf X 20.0 SPACES/1000 sf = 61 SPACES

TOTAL REQUIRED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

TOTAL PROPOSED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

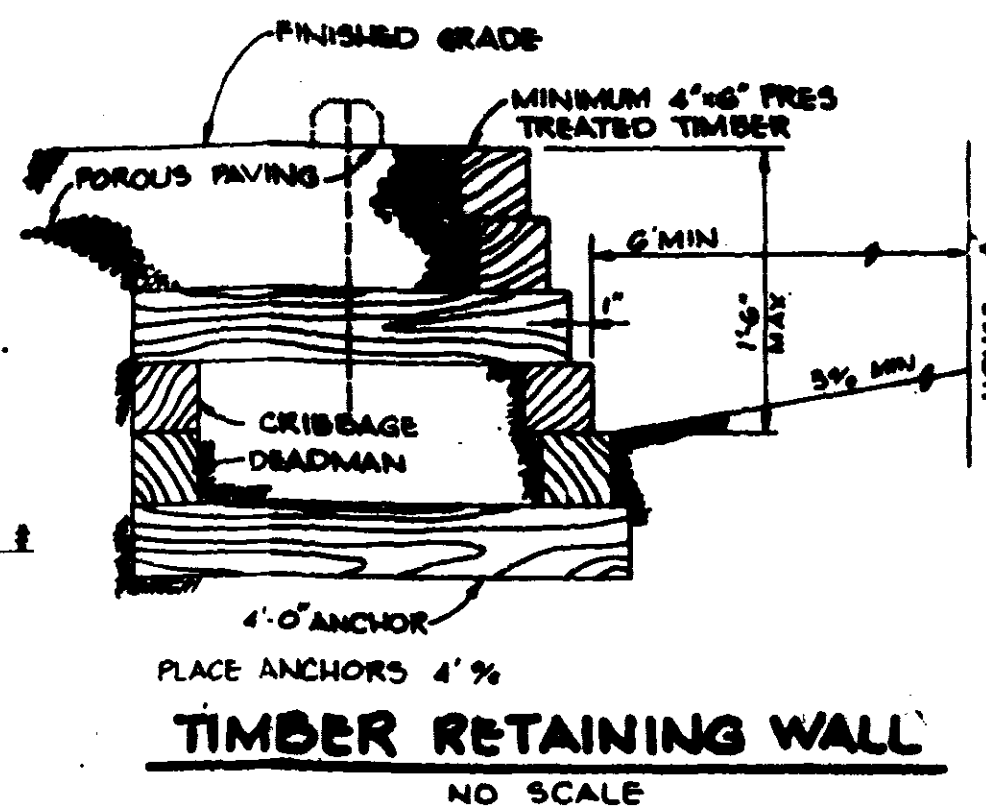
SPACES PROVIDED IN EXCESS OF REQUIRED = 0 SPACES

STANDARD PARKING SPACE SIZE = 8.5' WIDE X 18' LONG = 3 SPACES

REDUCED HANDICAPPED SPACE SIZE = 8' WIDE X 18' LONG = 3 SPACES

PARKING HANDICAPPED SPACES = 3 SPACES

HANDICAPPED PARKING SPACE WIDE = 8' WIDE X 18' LONG



CASE NO. REASON

1142-S STORAGE OF WATERCRAFT
GRANTED: JANUARY 30, 1949

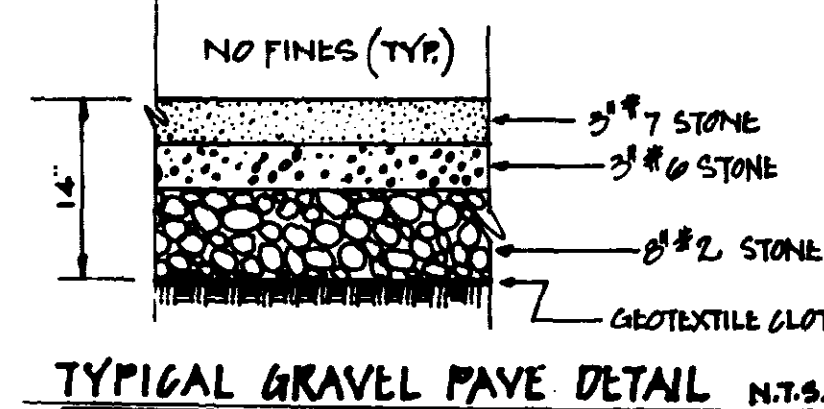
2657-BA FOR USE AS BOATYARD AND/OR
MARINE RAILWAY FOR SALE, REPAIR
AND STORAGE OF WATERCRAFT NOT
EXCEEDING 60 FEET IN LENGTH.
GRANTED: SEPTEMBER 28, 1953

74-285-XA ZONING SPECIAL EXCEPTION AND
VARIANCE FOR BOATYARD AND
PIER LENGTH IN EXCESS OF 300 FEET.
GRANTED: JUNE 21, 1974

87-382-SFR ZONING SPECIAL HEARING TO AMEND
SITE PLAN OF SPECIAL EXCEPTION
\$74-285-XA TO ALLOW PARKING IN
A DR 5.5 SOME ACCESSORY TO BL ZONING.
GRANTED: APRIL 20, 1987
GRANTED BY BOARD OF APPEALS: OCTOBER 7, 1987
GRANTED BY CIRCUIT COURT CASE #87-0001 ON 5-10-88
BY JUDGE JOHN GRASON TURNBULL II

ZONING FOR ADJACENT PROPERTY IN SAME OWNERSHIP

BENCHMARK
R.R. SPIKE IN MACADAM AT END OF
RED ROSE FARM ROAD.

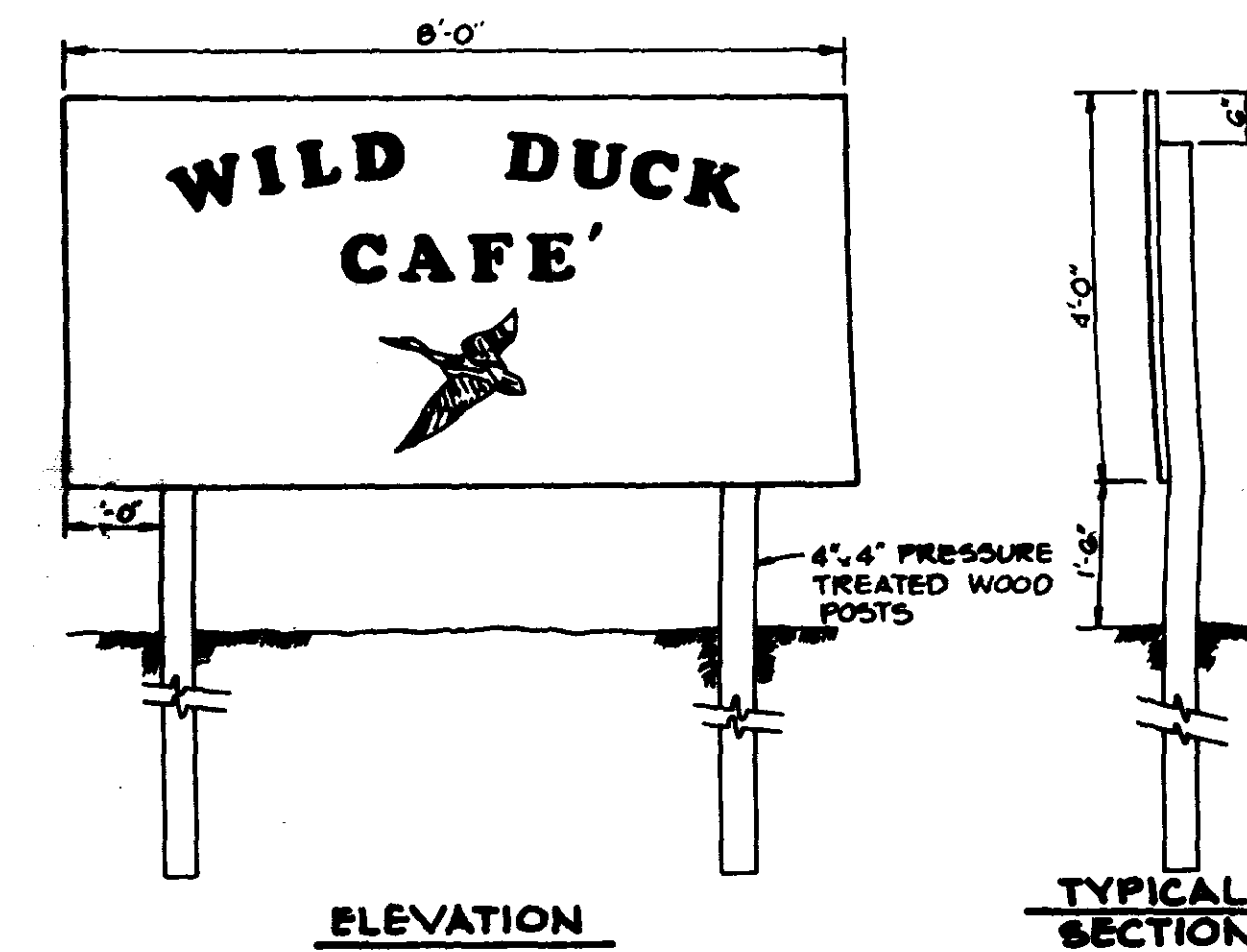


VICINITY MAP

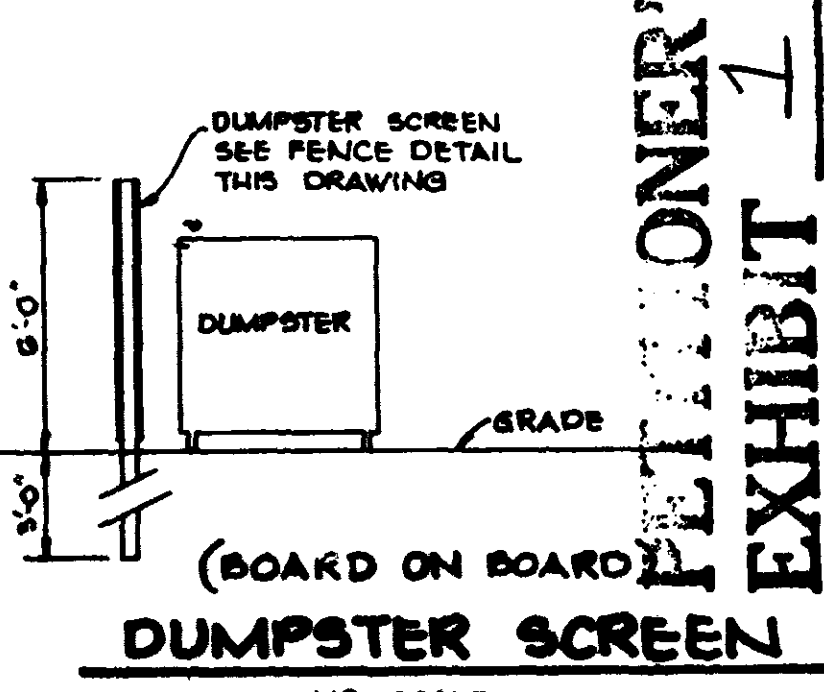
SCALE 1" = 2,000'

100 YEAR FLOODPLAIN
ELEV. 10.2

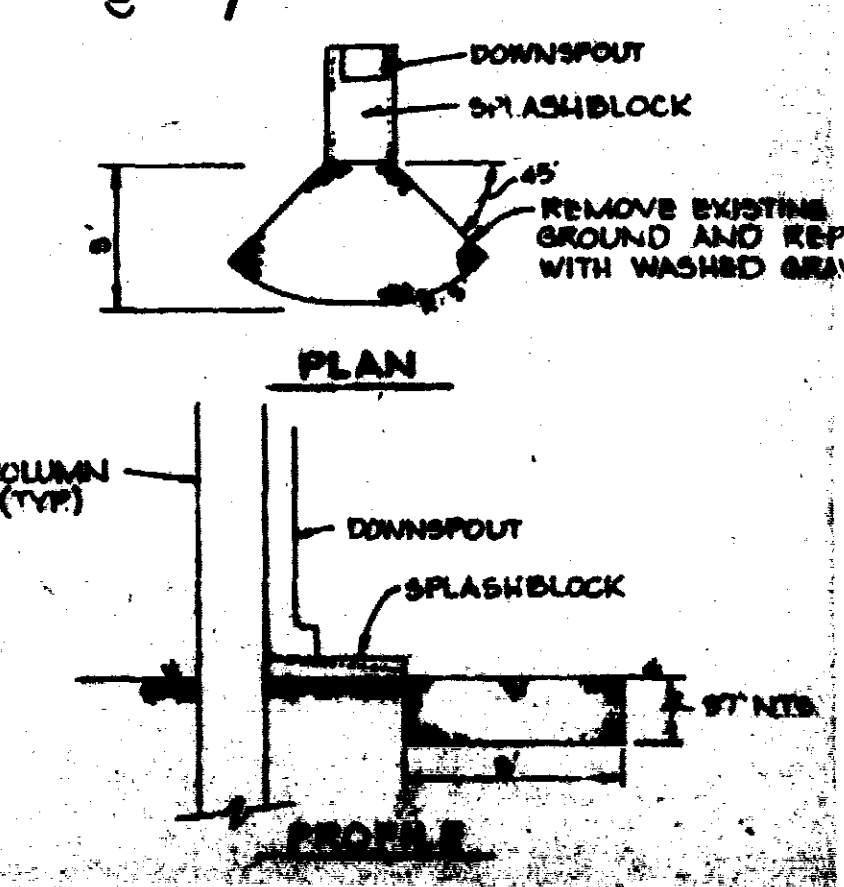
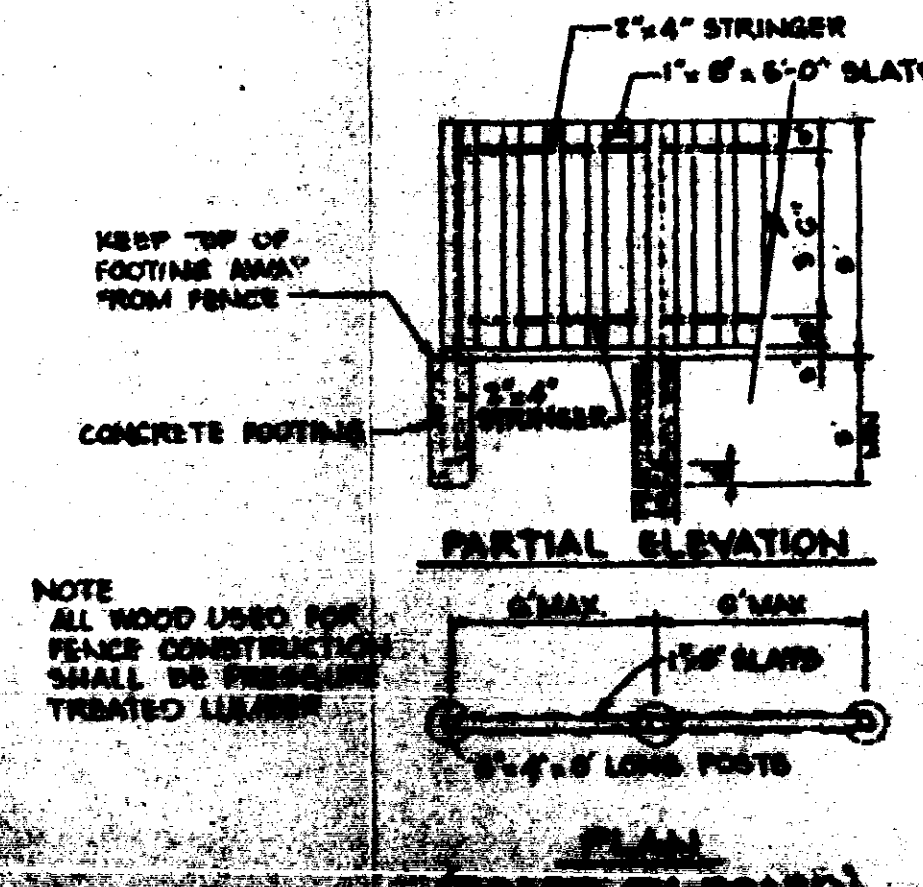
MD MARINE MANUFACTURING CO. INC.
P.O. 3535-202




SCALE: 1"=2'



PROPERTY LINE -----
ZONING LINE -----
SOIL TYPE *****
SPOT ELEVATIONS +9.50 +5.9
EXISTING EXISTING PROPOSED
EXISTING 10'0" CONTOUR ----- 4 -----
PROPOSED CONTOUR ----- 5 ----- 5 -----
PROPERTY LINE EXTENDED BY SURVEYAN RIGHTS -----
SUGGEST SOILS MAPOR LAMP MOUNTED ON 10' POLE MOUNTED ON BLDG



WHEEL STOP
ANCHORING DETAIL



STEVEN K. BROYL
MD.F.F. No: 14429

LES, HAYES & ASSOC.
ENGINEERS • DESIGNERS • SURVEYORS
MIDDLEBOROUGH RD.
BALTO, MD. 21221
(301)-574-2227

WILD DUCK CAFE'
5TH COUNCILMANIC DISTRICT
15TH ELECTION DISTRICT
301. RED ROSE FARM ROAD

SITE PLAN TO ACCOMPANY ZONING VARIANCE

DATE : APRIL 8, 1992 **SCALE : 1"=20'** **DWG.BY: R.J.M.**

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

SHEET

C-1

92-455-A
STD CONC. WHEEL STOP

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 6/11/92

Posted for: Venice

Petitioner: Maryland Marine Mfg. Co., Inc.

Location of property: W/S Red Rose Farm Road

Location of Sign: 2305 Red Rose Farm Rd.

Remarks: Posting 200 signs, as per City of Baltimore

Posted by: W. C. Marlowe Date of return: 6/26/92

Number of Signs: 7

MICROFILMED

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6180
Number

DATE: 6-18-92

119200479

PRICE: \$250.00

TOTAL: \$250.00

Please Make Check # 000479 to Baltimore County \$250.00
BA 002204PH05-14-92

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

Maryland Marine Manufacturing Co., Inc.
3501 Red Rose Farm Road
Middle River, Maryland 21220

RE:
CASE #92-455-A (Item 479)
W/S Red Rose Farm Road, 23' N of center Red Rose Farm Road right-of-way
3408 Red Rose Farm Road
15th Election District - 5th Councilmanic
Petitioner(s): Maryland Marine Manufacturing Co., Inc.
HEARING: MONDAY, JULY 6, 1992 at 2:00 p.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

cc: William F. C. Marlowe, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-455-A (Item 479)
W/S Red Rose Farm Road, 23' N of center Red Rose Farm Road right-of-way
3408 Red Rose Farm Road
15th Election District - 5th Councilmanic
Petitioner(s): Maryland Marine Manufacturing Co., Inc.
HEARING: MONDAY, JULY 6, 1992 at 2:00 p.m. in Rm. 118, Courthouse.

Variance to allow a washed gravel parking lot in lieu of the required durstless and durable surface; and to not require stripping of parking spaces

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Maryland Marine Manufacturing Co., Inc.
Steven K. Broyles, P.E.
William F. C. Marlowe

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orban
Publisher

MICROFILMED

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6180
Number

DATE: 7/23/92

119300009

PRICE: \$60.40

TOTAL: \$60.40

Please Make Check # 000479 to Baltimore County \$60.40
BA 001045AM07-24-92

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 24, 1992

William F. C. Marlowe, Esquire
404 Allegheny Avenue
Towson, MD 21204

RE: Item No. 479, Case No. 92-455-A
Petitioner: Maryland Marine, et al
Petition for Variance

Dear Mr. Marlowe:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 14th day of May, 1992

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Maryland Marine, et al
Petitioner's Attorney: William F. C. Marlowe

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 11, 1992

FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 479
3408 Red Rose Farm Road (= Wild Duck Cafe)
Zoning Advisory Committee Meeting of June 1, 1992

See attached Chesapeake Bay Critical Area Findings. (dated 8/8/90)

LJP:sp

JABLON/S/TXTSP

RECEIVED
JUN 16 1992
ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: June 5, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for June 8, 1992
Item 479

The Developers Engineering Division has reviewed the subject zoning item and this site is subject to an existing landscape plan.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen C. Swimm	- Item 477
Albert F. Nocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Luke's Health Ministries	- Item 484
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Knorr	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Petitions.txt

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Gene L. Neff, Director
Department of Public Works

FROM: Mr. Robert W. Sheesley, Director
Department of Environmental Protection and Resource Management

SUBJECT: Wild Duck Cafe
Chesapeake Bay Critical Area Findings

DATE: November 8, 1990

SITE LOCATION

The subject property is located at 3406 and 3408 Red Rose Farm Road. The site is within the Chesapeake Bay Critical Area, and is classified as a Limited Development Area (LDA).

APPLICANTS: Maryland Marine Manufacturing Co., Inc.
3501 Red Rose Farm Road

APPLICANT PROPOSAL

The applicant proposes to develop a 3,055 square foot restaurant-cafe and parking lot on 0.640 acres of land. The property is zoned BL.

The applicant has requested a Chesapeake Bay Critical Area Variation of Standards from Baltimore County Code, Sections 22-213 and 22-217 (h), regarding the 100 foot shoreline buffer and the requirement for stormwater infiltration.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" COMAR 14.15.10.01.D.

MICROFILMED

DPW/Traffic Engineering
Development Review Committee Response Form

Authorized signature

06/15/92

Date 1/11/92

Project Name: Albert F. And Ann B. Nocar

File Number: 478

DEPRM TE

Marvland Marine Manufacturing Co., Inc.

DEPRM TE

Stonegate at Patasco (Aerial Property)

30476

ZON DED TE (Waiting for developer to submit plans first)

COUNT 3

Keith M. And Patricia M. Lambert

DEPRM RP STP TE

COUNT 1

Samuel Frank And David Granat

DEPRM RP STP TE

Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning

DEPRM RP STP TE

William J. And Elizabeth G. Wachter

DEPRM RP STP TE

Aneita R. And James S. Henry

DEPRM RP STP TE

Douglas R. Small

DEPRM RP STP TE

Lyle L. Boltinghouse

DEPRM RP STP TE

Glenn A. And Patricia A. Sudano

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ORDER RECEIVED FOR FILING
Date 1/11/92
By [Signature]

MICROFILMED

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 27, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARYLAND MARINE MANUFACTURING CO., INC.

Location: #3408 RED ROSE FARM ROAD

Item No.: #479 (JLL) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

SURFACE SHALL BE CAPABLE OF SUPPORTING A 50,000 LB. VEHICLE ON 2 AXLES.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

Mr. Gene Neff
November 8, 1990
Page 4

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: The applicant is requesting a Variation of Standards from the above regulation because the existing groundwater table is too high to meet the criteria for stormwater infiltration. The applicant is instead proposing to use the stone parking lot as a partial infiltration facility and as a level spreading device which will then pass the stormwater through the forested buffer filter strip. This filtering system, as stated in "A Framework for Evaluation Compliance with the 105 Rule in the Chesapeake Bay Critical Area" will remove 75% of the pollutants generated by the development. This exceeds the 70% that the required infiltration system would remove.

The parking lot shall be a pervious stone surface with 14 inches of stone layered on geotech cloth. The parking lot, in combination with the forested filter strip, shall treat the first one-half inch of runoff. The stormwater generated from the proposed building shall be directed through rooftop downspouts to stone catchment areas. From the catchment areas, the runoff shall then be directed through the forested filter strip.

6. Regulation: "Before the issuance of any use and occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the findings and findings plan as determined by the approving authority. The use and occupancy permits shall not be issued unless and until the designee, certifies to the Director of Permits and Licenses that such development is in compliance with said findings and findings plan" <Baltimore County Code, Section 22-219>.

Findings: This development shall be in compliance with the Findings Plan and these Findings, and also have an approved and signed Forest Establishment Plan and Agreement, prior to the issuance of a Use and Occupancy Permit.

ORDER RECEIVED FOR FILING
Date 1/11/92
By [Signature]

MICROFILMED

Development Review Committee Response Form

Authorized signature

Date 4/1/92

Project Name: Stephen G. And Lynn M. Swimm

File Number: 477

DED DEPRM RP STP TE

Albert F. And Ann B. Nocar

DED DEPRM RP STP TE

Maryland Marine Manufacturing Co., Inc.

DED DEPRM RP STP TE

Robert C. And Sylvia W. Eppig

DED DEPRM RP STP TE

James Ronald And Beth B. Porter

DED DEPRM RP STP TE

Nelson H. And Lee M. Hendler

DED DEPRM RP STP TE

Leon G. McKemy

DED DEPRM RP STP TE

Williams Management Services, Inc.

DED DEPRM RP STP TE

John M. And Karen R. Jacob

DED DEPRM RP STP TE

Matthew F. Reckenberger, Jr.

DED DEPRM RP STP TE

Herbert H. And Betty Rosen

DED DEPRM RP STP TE

Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.

DED DEPRM RP STP TE

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ORDER RECEIVED FOR FILING
Date 1/11/92
By [Signature]

RECEIVED
MAY 29 1992
ZONING OFFICE

May 21, 1992

Steve Broyles
Broyles, Hayes & Associates
1922 Middleborough Road
Baltimore, MD 21221

RE: Conditional Approval of
Building Permit Amendment
Wild Duck Cafe
Zoning Item #479
B-085394; C-444-91
15th Election District

Dear Mr. Broyles:

This letter is to inform you of conditional zoning approval of the unstriped washed gravel parking area in lieu of the required durable dustless permanently striped surface required by Section 409 (B.C.Z.R.). Please be aware that should the requested public hearing filed under Item #479 be denied, it will be the responsibility of the property owner to bring the property into conformance with the B.C.Z.R. (Baltimore County Zoning Regulations) at their own expense.

The Office of Permits and Licenses has informed me that your request that this office amend the permit as already approved under the above referenced control number is not possible. A new building permit and all attendant fees would be required by Permits and Licenses to amend the plan through their computer system. However, the Office of Zoning Administration and Development Control will consider the plan as being amended for zoning conditional approval purposes and will insert this amended for zoning conditional approval purposes and will insert this letter into the zoning case file for permanent record. This will be sufficient for future zoning approvals of the parking surface should they be necessary (subject, of course, to the final outcome of the zoning variance request).

MICROFILMED

Steve Broyles
May 21, 1992
Page 2

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,

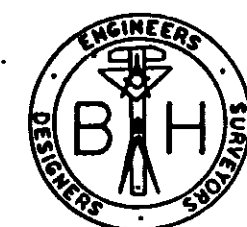
WCR
W. Carl Richards, Jr.
Zoning Coordinator

By: John L. Lewis
Planner II

JLL:scj

MICROFILMED

Phone: (301)-574-2227



BROYLES, HAYES AND ASSOCIATES

Engineers - Designers - Surveyors
1922 MIDDLEBOROUGH ROAD - BALTIMORE, MD. 21221

Q2-455-A

April 8, 1992

Mr. Arnold Jablon
Director
Office of Zoning Administration and Development Management
Office of Planning & Zoning
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Variance
Wild Duck Cafe
3408 Red Rose Farm Road
3055 sf Restaurant

STATEMENT OF JUSTIFICATION

We are requesting a zoning variance from Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required dustless durable surface. There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area (CBCA) Regulations. The existing site has 10.29% impervious surface and is in a Chesapeake Bay Critical Area limited Development Zone. Baltimore County Council Bill 74-91 limits the amount of impervious surface on a commercially zoned lot to 15%. Further more the Bill does not allow for a Variation of Standard for Chesapeake Bay Critical Area Regulations for this criterion.

Strict enforcement of this regulation would require additional 14,105 sf. of paving raising the impervious surfaces to 64% which would not be allowed by CBCA Regulations. This site has several peculiar characteristics it is in the critical area, it is a small site and most of the site is required to provide the required number of parking spaces. This would be a hardship to the owner not allowing him current use and enjoyment of his property due to inherent conflicts in regulations.

Section 409.8.A.6 to not require striping of parking spaces. There is a practical difficulty in striping a gravel parking lot. This section requires that striping shall be maintained so as to remain visible. Strict enforcement of this regulation would be impossible with a gravel parking lot and would be a hardship to the operation of restaurant.

April 8, 1992
Mr. Arnold Jablon
Wild Duck Cafe
Page 2

Granting this special exception and variances would be within the spirit and intent of the Baltimore County Zoning Regulations.

Thank you for your consideration in this matter. If you have any questions, please feel free to me.

Very truly yours,

Steven K. Broyles, P.E., P.L.S.

SKB:amb
md marina2\wd-zon1.var

TRANSMITTAL

DATE 06-02-92 JOB NO.
ATT: PHIL EDWARDS
RE: BOWLEY'S QUARTERS IMP. ASSOC.
WILD DUCK CAFE



BROYLES, HAYES & ASSOCIATES

ENGINEERS - DESIGNERS - SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO., MD. 21221
(410)-574-2227

TO: MR. PHIL EDWARDS
1016 SUSQUEHANNA AVE.
BALTIMORE, MD 21220

GENTLEMAN:
WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER:
☐ SHOP DRAWINGS ☐ SAMPLES AS NOTED BELOW:
☐ PLANS ☐ SPECIFICATIONS

COPIES	DATE	NUMBER	DESCRIPTION
1			PETITION FOR ZONING VARIANCE
1	5/18/92		LETTER TO D.N.R.
1	4/08/92		LETTER TO JABLON
1	4/08/92		ZONING DESCRIPTION
1	4/08/92		SITE PLAN
1	4/13/92		LETTER TO REHBEIN

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL
☒ FOR YOUR USE
☐ AS REQUESTED
☐ FOR REVIEW AND COMMENT

☐ APPROVED AS SUBMITTED
☐ APPROVED AS NOTED
☐ RETURNED FOR CORRECTIONS

☐ RESUBMIT COPIES FOR APPROVAL
☐ SUBMIT COPIES FOR DISTRIBUTION
☐ RETURN CORRECTED PRINTS

REMARKS: Dear Phil:
Please let me know what your Association's positions is on this variance.

MICROFILMED

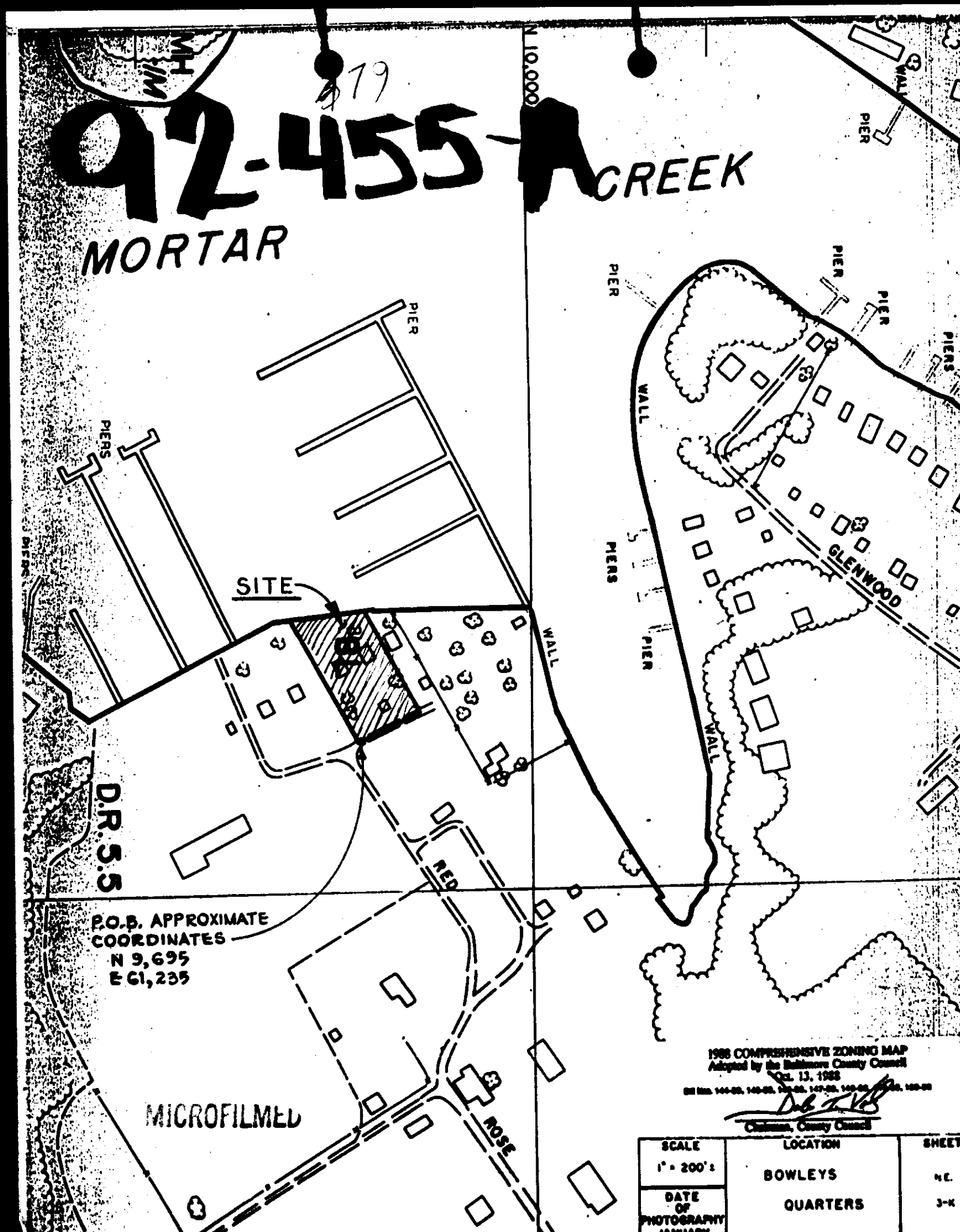
SIGNED Angela M. Bugajski

PLEASE PRINT CLEARLY

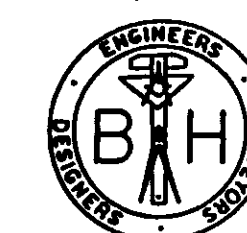
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Steve Broyles	2227 MONROE RD 21221
Wayne Miskiewicz	3418 Red Rose Farm 21220
David Miskiewicz	525 CRISFIELD RD 21220

MICROFILMED



Phone: (301)-574-2227



BROYLES, HAYES AND ASSOCIATES

Engineers - Designers - Surveyors
1922 MIDDLEBOROUGH ROAD - BALTIMORE, MD. 21221

April 13, 1992

Mr. Milton A. Rehbein
President
Bowleys Quarters Improvement Association
1224 Bowleys Quarters Road
Middle River, Maryland 21220

RE: Wild Duck Cafe
Maryland Marina
3408 Red Rose Farm Road
Zoning Variance

Dear Mr. Rehbein:

Following up our conversation I am enclosing a site plan of Wild Duck Cafe and a description of our zoning variance request. As you are aware the Miskiewicz family that owns and operates Maryland Marina is currently constructing a restaurant. We are requesting a zoning variance from Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required paved dustless durable surface and from Section 409.8.A.6 to not require striping of parking spaces.

There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area Regulations. The building permit for the restaurant was issued in November of 1991. This variance will not affect the restaurant structure or operation, only if the parking lot is paved or gravel.

The Miskiewicz family, in an effort to stay in touch with the community and be a good neighbor has requested that I send you this information. We hope your association will support or take a neutral position on this issue. If your association would like a formal presentation of this matter at board meeting or general meeting we would do so at your convenience. If you or any one in your association has any questions or would like us to make a presentation, please contact me at 574-2227 days, 391-1714 evenings or Wayne Miskiewicz at 335-8722.

Thank you for your consideration in this matter.

Very Truly Yours

Steve Broyles

SKB:amb